



Individual Parking Plan (IPP) Park Industrial Zone (P-I) Uses Light Industrial Zone (I-1) Shelter Care

Planning Commission
Study Session
July 16, 2014



Mayor & Council Direction

On June 17, 2014, Mayor and Council initiated the following text amendments to the Unified Development Code:

1. Allow property owners within the Historic Preservation Zone to receive notice and be able to appeal an Individual Parking Plan (IPP);
2. Include certain C-2 Zone Uses in the P-I Zone with appropriate standards; and,
3. Reduce setbacks in the I-1 zone for the use type, Shelter Care intended for children and teenagers who need full-time supervision.



IPP Basics

- Allows an applicant to do a **special parking analysis** based on site specific issues
- Requires notification of **R-3 or more restrictive zones** within 300 feet
- Allows the **PDSD Director** to approve an IPP based on a **set of findings**
- Allows property owner and applicant to **appeal** Director's decision to Mayor & Council



IPP Basics (continued)

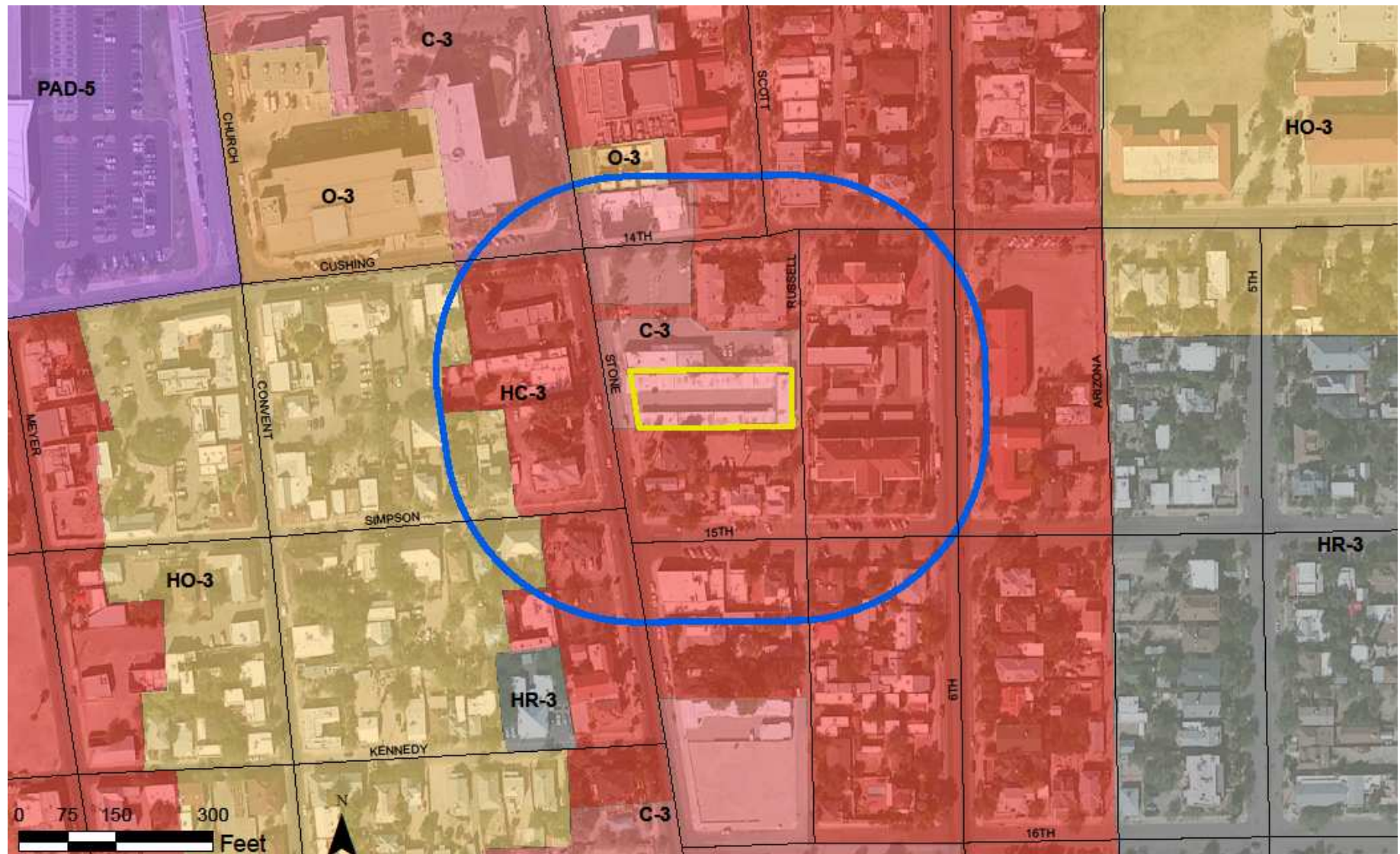
- About **12 IPPs** have been approved since new parking standards have been adopted
- Normally **address special parking problem** for the proposed use of the site
- Used for sites as small as 10,000 sf and as large as several acres
- Received **no objections of IPPs**



CITY OF
TUCSON

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
JULY 16, 2014

383 S. Stone Avenue





Recommendation

Include Historic Preservation Zone properties in notice and right to appeal for individual parking plans. (Sec. 3.3.3.A.7, 3.3.5.B.3, 7.4.5.A.4.k, .6.a & .6.b)



Park Industrial Zone (P-I) Uses

Include certain C-2 Zone Uses in the P-I Zone with appropriate standards.

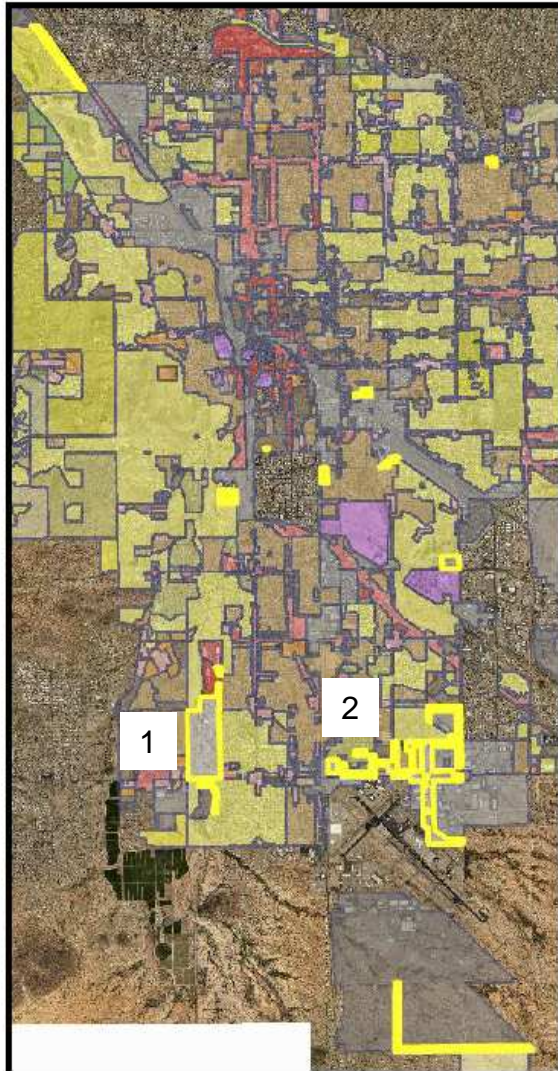


Purpose Statements and Dimensional Standards

- Commercial Zone (C-2)
 - **General commercial** with outdoor uses, also residential uses
 - Height (maximum) = **40'**
- Park Industrial Zone (P-I)
 - **Corporate business centers** and indoor wholesaling and manufacturing uses carried on in an **unobtrusive**, controlled manner
 - Height (maximum) = **50'**



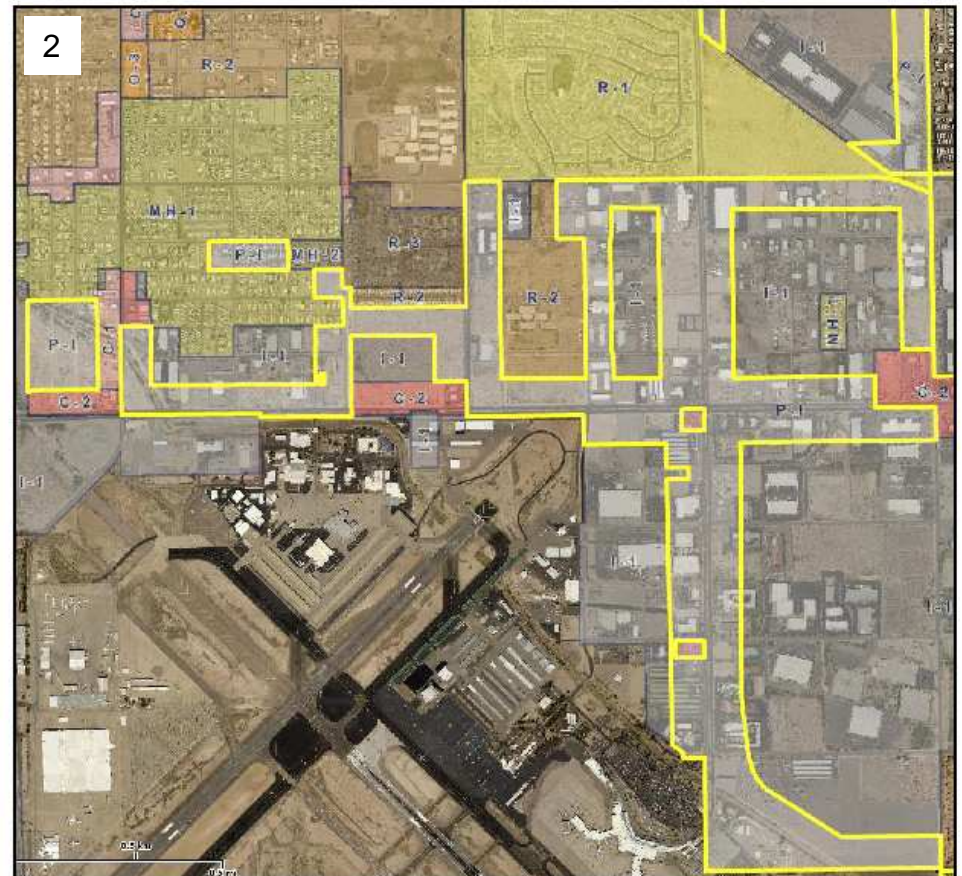
Park Industrial (P-I) Zone



Valencia & I-10 Area



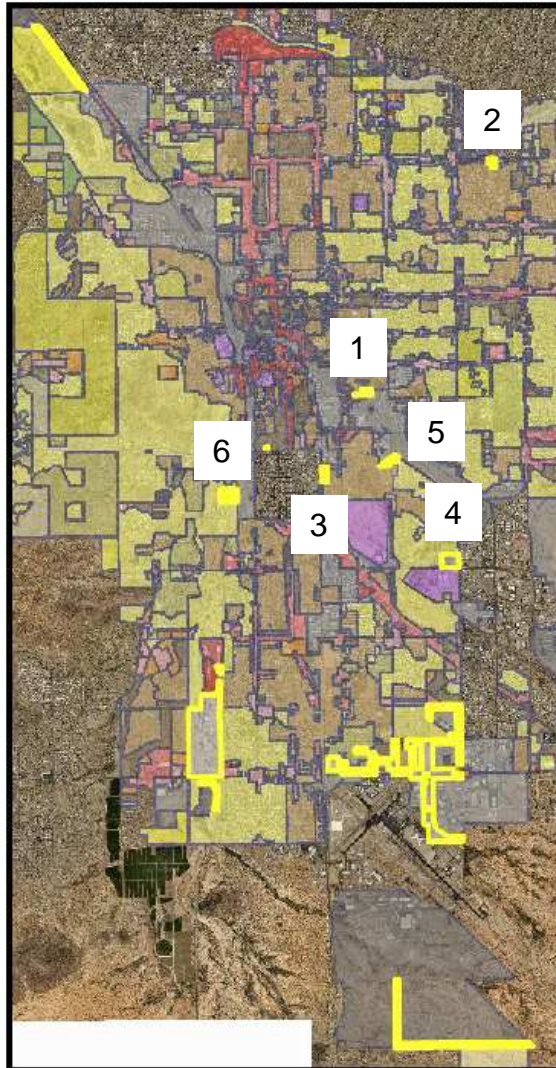
Tucson Airport Area



all varying scales



Park Industrial (P-I) Zone



16th & Cherry



Fort Lowell & Country Club



32nd &
Euclid



Ajo & Country Club



Silverlake & Cherrybell



26th & 10th

all varying scales



P-I Zone Including C-2 Zone Uses

- Civic Land Use Group
 - Elementary and Secondary, Limited to Grades 9 -12
- Commercial Services Land Use Group
 - **Administrative and Professional Office**; Radio or Television Station only; Wireless Communication; **Day Care**; **Financial Service**; **Food Service**; **Outpatient Medical Service**; **Parking**; **Personal Service**; **Research and Product Development**; **Technical Service**; **Travelers Accommodation**, **Lodging**
- Residential Land Use Group
 - **Residential Care Services: Rehabilitation Service or Shelter Care**

Bold denotes Land Uses also permitted in C-2 Zone

Continued...



P-I Zone Uses Including C-2 Zone Uses (continued)

- Retail Trade Land Use Group
 - **Swap Meets and Auctions; Vehicle Rental and Sales**
- Storage Land Use Group
 - **Commercial Storage**
- Utilities Land Use Group
 - **Distribution System; Renewable Energy Generation**
- Wholesaling Land Use Group
 - **Business Supply & Equipment Wholesaling; Construction/Heavy Equipment Wholesaling; Food and Beverage Wholesaling**

Bold denotes Land Uses also permitted in C-2 Zone



C-2 Zoned Uses **Compatible** with P-I Zone

C-2 Zone Uses typical of a **Retail Center (indoor)**

- Civic Land Use Group
 - Civic Assembly; Cultural Use; Educational Use; Membership Organization; Postal Service; Religious Use
- Commercial Services Land Use Group
 - Alcoholic Beverage Service; Animal Service; Entertainment; Food Service; Funeral Service; Medical Service; Minor Trade Service and Repair
- Retail Trade Land Use Group
 - Food and Beverage Sales; General Merchandise Sales



C-2 Zoned Uses Not Compatible with P-I Zone Purpose Statement

- **Indoor Use not typical of Retail Center**
 - Correctional Use
- **Outdoor Use**
 - Automotive; Billboard; Buildings and Ground Maintenance; Commercial Recreation; Construction Service; Land Carrier Transportation Service
 - Golf Course; Parks and Recreation
- **Residential not traditional in Industrial Zone**
 - Duplex; Manufactured Housing; Multifamily Development; Single Family, Detached; Flexible Lot Development; Group Dwelling
- **Controlled Commercial Use**
 - Adult Commercial Services, Recreation, or Retail Trade
 - Medical Marijuana: Caregiver Cultivation; Dispensary; Off-site Cultivation; Qualifying Patient Cultivation



TABLE 6.3-5.B: EXCEPTIONS TO THE P-1 DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone's Dimensional Standards
P-I	Educational Use: Elementary and Secondary Schools (S)	Height (max.) = 75'
	Renewable Energy Generation (P)	Height (max.) = 16'
	<ul style="list-style-type: none">• Civic Assembly (P) *** <ul style="list-style-type: none">• Alcoholic Beverage Service:<ul style="list-style-type: none">• Excluding Large Bar (P)• Large Bar (S)• With a Microbrewery as an accessory Use (P)• Food Service: Soup Kitchen (S)• Food and Beverage Sales:<ul style="list-style-type: none">• Excluding Large Retail Establishments (P)• Large Retail Establishments (S)• General Merchandise Sales:<ul style="list-style-type: none">• Excluding Large Retail Establishments (P)• Large Retail Establishments (S) <p>(refer to draft proposal for complete list)</p>	Height (max.) = 40'



Recommendation

Include certain C-2 Zone uses with standards. (Sec. 4.8.7, 6.3.4, and 4.9.13.Q)

Correct scrivener's error Park Industrial "P-1" with the correct "P-I".



Light Industrial Zone (I-1) Shelter Care

Reduce current 500' setback in the I-1 zone for the use type, *Shelter Care intended for children and teenagers who need full-time supervision.*



Residential Care Services

- **Adult Care Service**
 - Elderly or physically disabled individuals
- **Physical and Behavioral Health Service**
 - Persons with behavioral disorders or developmental disabilities or to physically disabled individuals
- **Rehabilitation Service**
 - Adjudicated delinquents
- **Shelter Care**
 - Homeless persons, pregnant teenagers, victims of domestic violence, and children who need full-time supervision, including those who are neglected, runaways, or status offenders

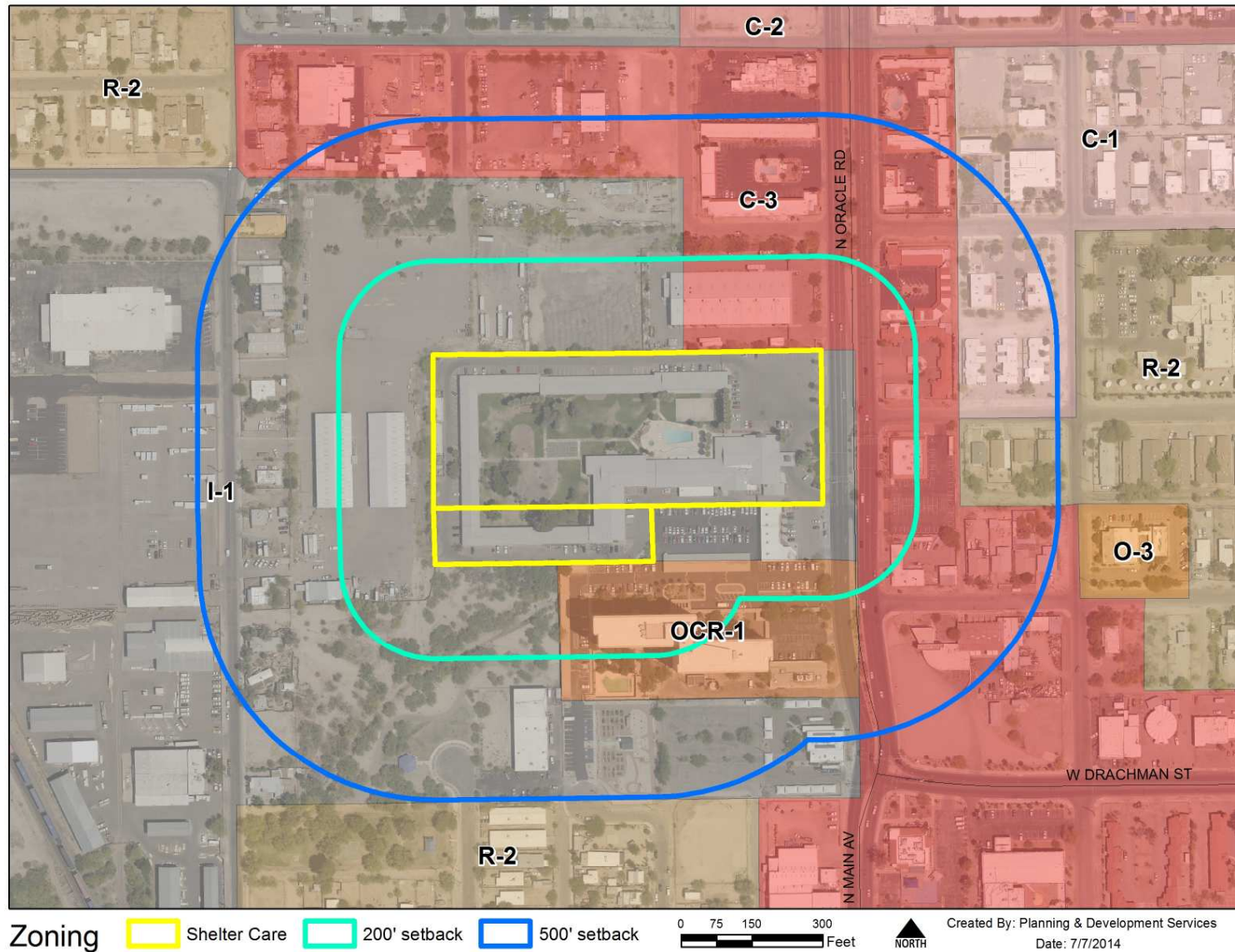


I-1 Zone Shelter Care Required Setbacks

- Minimum 1,200' from another Shelter Care
- Minimum **500' from property line of R-3 Zone or more restrictive Residential Zone**

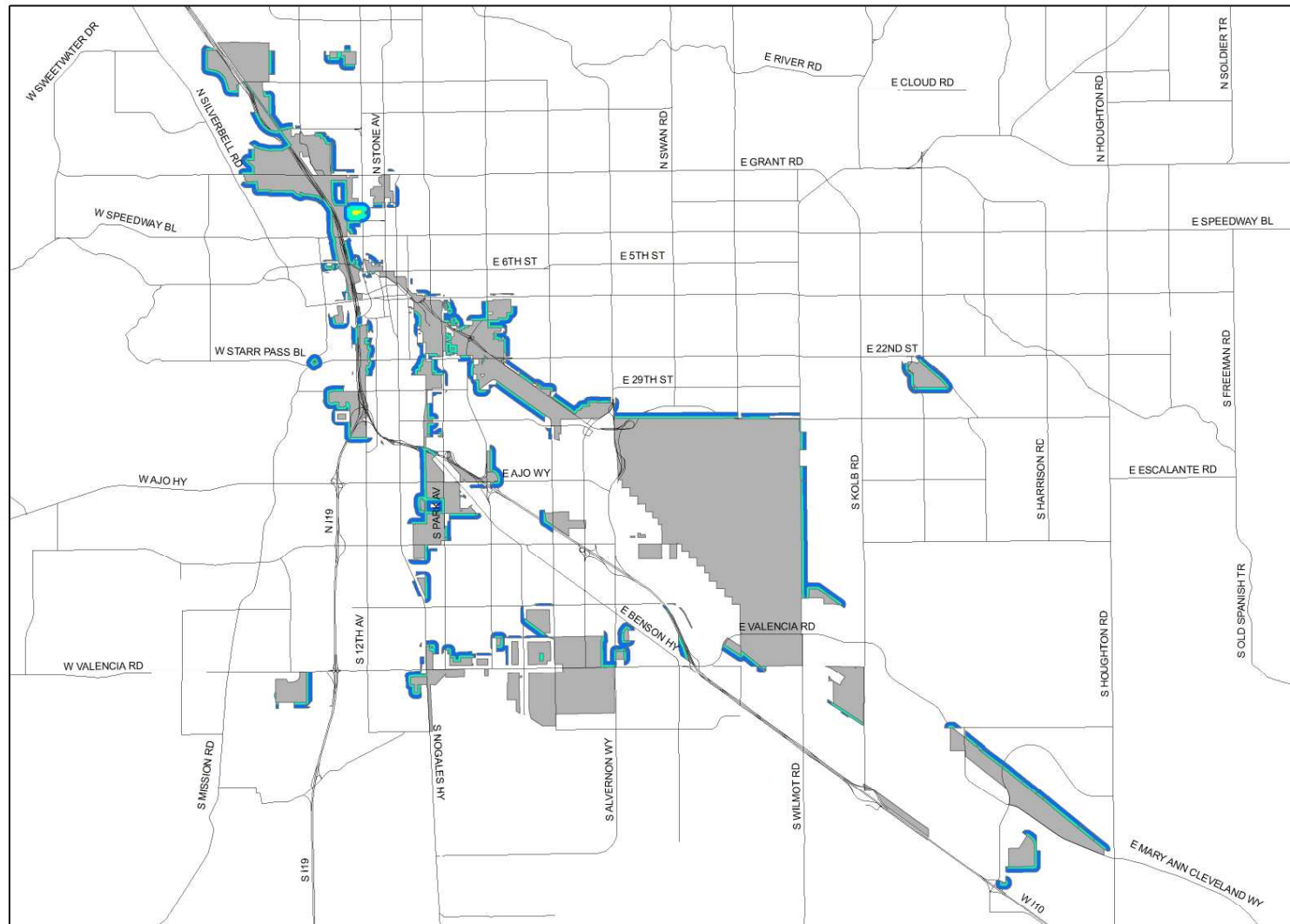


1601 N. Oracle Road





Industrial and Residential Zone Adjacency



■ I-1 Zone
■ Residential Zones within 200' of I-1 Zones
■ Residential Zones within 500' of I-1 Zones

0 0.5 1 2
Miles



Created By: Planning & Development Services
Date: 7/7/2014



Recommendation

Change setback for *Shelter Care, Children & Teenagers who need full-time supervision* (Sec. 4.8.7 and 4.9.7.J)

- Permitted use (P) with 200' setback or greater from a residential zone **and**,
- Zoning Examiner Special Exception (S[2]) for less than 200' setback from a residential zone.

Correct scrivener's error in use specific standard table "&.11" (Sec. 4.9.7.J.11)



Recommendation

Set the three amendments for a public hearing on August 20, 2014.